

LAND BOARD AGENDA ITEM

May 16th, 2011

**SET MINIMUM BID FOR LAND BANKING PARCEL # 623
DANIELS COUNTY**

- Seller:** State of Montana, Department of Natural Resources and Conservation
- Nominator:** Parcel 623 – Lessee, Scobey Saddle Club
- Location:** Parcel 623- is located on the west edge of the town of Scobey.
- Property Characteristics:** Parcel 623- The parcel is approximately 9.36 acres, and is currently leased under a commercial lease by the Scobey Saddle Club.
- Access:** Parcel 623 – This parcel is legally accessible from an adjacent City of Scobey road.
- Economic Analysis:** Short term – The rate of return on the sale parcel is 1.68 % for Common Schools. They would continue to receive this return if the parcel is not sold.
- Long term – The sale of this parcel would result in acquisition of lands that generate a higher rate of return. To date the average annual rate of return on acquisitions has been 1.91%, on acquisitions with income generated from annual lease payments.

Cultural/Paleontological Resources:

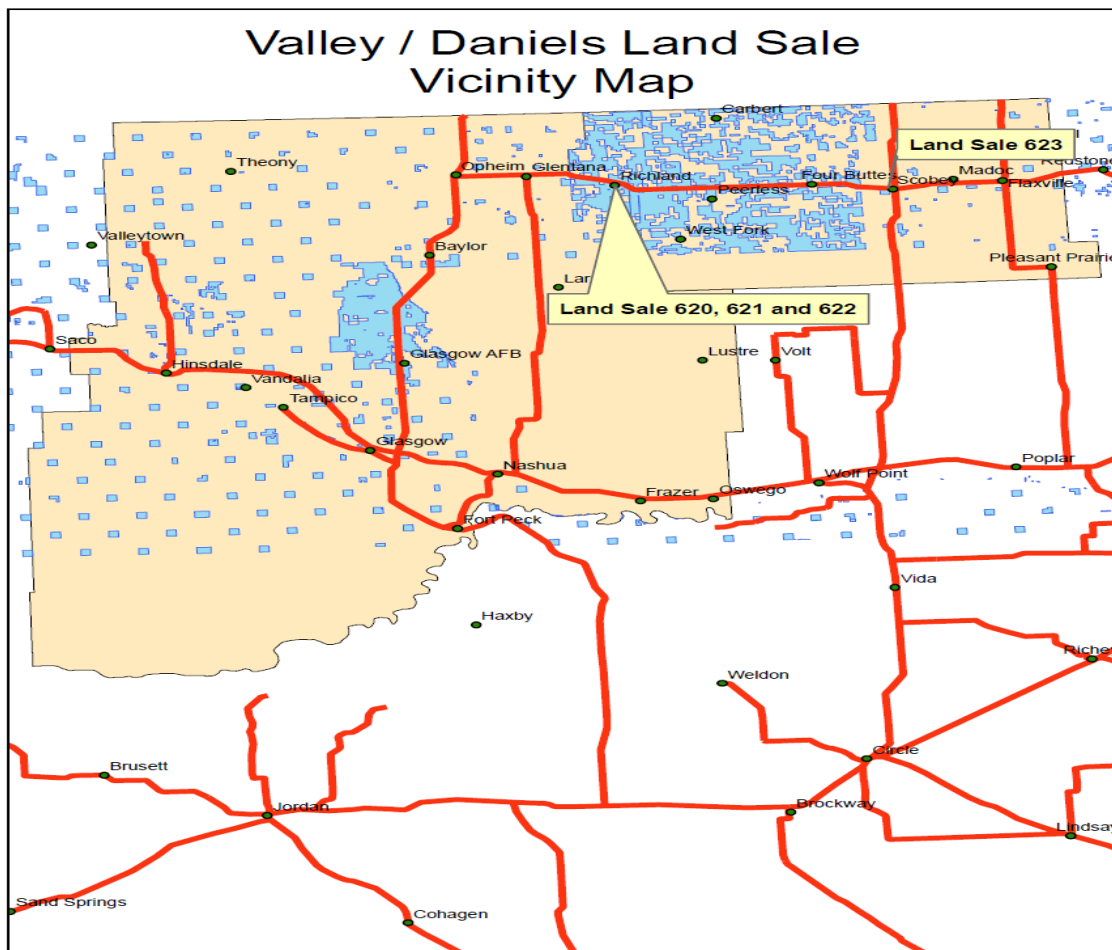
Tract 1, Scobey Saddle Club was inventoried for cultural or paleontologic resources to a Class I level only because the ground surface is heavily disturbed as a result of past developments, and because neither Judith River nor Hell Creek geologic Formations underlie the parcel. It appears unlikely that *Antiquities*, as defined under the Montana State Historic Preservation Act, exist on the tract.

Agency Recommendation:

Based on the appraised value of existing legal access, the Director recommends the minimum bid amount as follows:

Sale #	# of Acres	Appraised Value With Access	Appraised Value Per Acre With Access	Appraised Value Without Access	Recommended Minimum Bid	Trust
623	9.36	\$12,000	\$1,282	N/A	\$12,000	Common Schools
Total					\$12,000	

Daniels County Sale Location Map



Sale # 623

